

KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
December 9, 2014

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on December 9, 2014.

MEMBERS PRESENT

Mitch D. Buchanan, Chairman
(dismissed early)
James A. Chandler, Vice Chairman
Mark G. Oerther
Robert P. Johnson
Ken Fister
Kevin Farris

MEMBERS ABSENT

None

OCCUPATIONS AND PROFESSIONS STAFF

Diana Jarboe, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General
(dismissed early)

GUESTS

Bud Wenk, Z-Best Inspection Services
Don Gaines, A-PASS Weikel
Michael Patton, KREIA
Steve Keeney, PLI 4U
Michael Greene, 1-877-INSPECT

CALL TO ORDER

Mitch Buchanan, Board Chairman, called the meeting to order at 10:31 a.m.

MINUTES

A motion was made by Mr. Fister to approve the meeting minutes from November 13, 2014. Mr. Farris seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for November, 2014 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 361 licensed Home Inspectors.

BOARD COUNSEL REPORT

Mr. Buchanan motioned for the Board to fund \$500.00 for Mr. Judy to attend the Federal Association of Regulatory Boards Conference. Mr. Farris seconded the motion and the motion carried.

OCCUPATIONS AND PROFESSIONS REPORT

Ms. Jarboe reported the current events of O&P including the appointment of a new Public Protection Cabinet Secretary, Ambrose Wilson IV, the tobacco and vaping ban for all state properties effective November 20, 2014, the addition of Board Administrator, Jessie Parker, to the Office of Occupations and Professions and a report of the ongoing revisions of the on-line license renewal system.

OLD BUSINESS

Mr. Johnson reported that the Board's brochure is now complete. He will email the final version to the Board members and Ms. Jarboe will ensure that it is posted to the Board's website.

Mr. Oerther motioned for the Board to accept 815 KAR 6:001, as amended. Mr. Chandler seconded the motion and the motion carried unanimously.

Mr. Chandler motioned for the Board to accept 815 KAR 6:010, as amended. Mr. Buchanan seconded the motion and the motion carried unanimously.

Mr. Buchanan motioned for the Board to accept 815 KAR 6:030, as amended. Mr. Farris seconded the motion and the motion carried unanimously.

Mr. Oerther motioned for the Board to accept 815 KAR 6:040, as amended. Mr. Chandler seconded the motion and the motion carried unanimously.

Mr. Fister motioned for the Board to accept 815 KAR 6:080, as amended, and change the “course fee” to “provider fee.” Mr. Chandler seconded the motion and the motion carried unanimously. The Board determined, regarding 815 KAR 6:080, that their intent is to establish a \$500.00 fee, every two years, for each continuing education provider, which will include offering an unlimited number of Board-approved CE courses.

Mr. Chandler motioned for the Board to accept 815 KAR 6:090, as amended. Mr. Buchanan seconded the motion and the motion carried unanimously.

NEW BUSINESS

Mr. Buchanan motioned for Mr. Chandler to become the Chairman of the Board, Mr. Johnson seconded the motion, and the motion carried unanimously.

Mr. Chandler motioned for Mr. Oerther to become the Vice Chairman of the Board, Mr. Johnson seconded the motion, and the motion carried unanimously.

EDUCATION COMMITTEE REPORT

The Education Committee motioned to approve the following:

KREIA	It's a Gas - 2 hours
KREIA	Exceptional Reporting - 3 hrs
KREIA	Doing Decks - 3 hrs
KREIA	What They Didn't Teach You In Home Inspection School - 3 hrs
KREIA	Structural Building Assessment for Home Inspectors - 3 hrs
KREIA	Inspection- Driveway Presentation - 1 hr

Mr. Chandler seconded the motion and the motion carried.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Renewal applications to be approved –Michael Bays, Vakel Stanley Bennett, James Bone, James Crawl, Neil DeGaris, Shelby Fields, Rodney Gillum, Charles Hall, Jeffrey Harp, Bernard Hartung, James Hefling, Bill Ingram, Timothy Mattingly, Michael Shaver, Michael Slusser, Carl Turner, and Raymond Williams.
- Mark Pemberton - renewal application deferred, awaiting receipt of an Ohio State background check.
- Initial licensure applications to be approved – Daniel Carney, Adam Dyer, Garrett Gerard, Clay Hoskins, Jordan Maynard, Richard Takishita, and Randall Ward.

Mr. Farris seconded the Committee’s recommendations and the motion carried.

The Applications Committee recommended the following:

- Kenneth Hayford and Michael Hefling – inactive licensure renewal denied for not fulfilling the renewal requirements of 815 KAR 6:010, section 7.

Mr. Buchanan seconded the Committee's recommendations and the motion carried

COMPLAINTS COMMITTEE

Mr. Fister motioned for the Board to begin a closed session pursuant to KRS 61.810(1)(c). Mr. Buchanan seconded the motion and the motion carried. No Board action was taken during the closed session. At the end of the discussion, Mr. Farris motioned for the Board to resume an open meeting session, Mr. Oerther seconded the motion and the motion carried.

Mr. Fister motioned for the Board to file a criminal complaint against Mr. Romancik for practicing without a license. Mr. Oerther seconded the motion and the motion carried, unanimously.

The Complaints Committee motioned for the Board to authorize an investigation of case 2013-05. Mr. Buchanan seconded the motion and the motion passed. Mr. Johnson recused himself from the discussion and the vote in this case.

Mr. Oerther motioned for the Board to issue a Request for Proposal in order to acquire an investigator to work for the Board. Mr. Chandler seconded the motion and the motion carried. Mr. Johnson abstained from the voting on this matter.

The Complaints Committee motioned to request a response, from the licensee, to complaint 2014-01. Mr. Chandler seconded the motion and the motion carried.

After recommendation by the Complaints Committee, Mr. Buchanan motioned to dismiss agency case 2014-06, Mr. Chandler seconded the motion and the motion passed.

After recommendation by the Complaints Committee, Mr. Buchanan motioned to dismiss agency case 2014-08, Mr. Chandler seconded the motion and the motion passed. Mr. Oerther recused himself from the discussion and voting in this case.

After recommendation by the Complaints Committee, Mr. Buchanan motioned to dismiss agency case 2014-09, Mr. Chandler seconded the motion and the motion passed.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2013-05
- 2014-01
- 2014-02
- 2014-06
- 2014-07
- 2014-08
- 2014-09
- 14-KBHI-0251
- 14-KBHI- 0302

TRAVEL AND PER DIEM

Mr. Farris made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Fister, carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, January 13, 2015 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Oerther made a motion to adjourn at 2:15 p.m. The motion was seconded by Mr. Johnson and carried.

Minutes prepared by Diana Jarboe on December 30, 2014.